

A G E N D A

BUILDING COMMITTEE

January 10, 2001
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

January 16, 2001
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONTRACTS FOR PROJECT MANAGEMENT SERVICES

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, VARIOUS LOCATIONS – Environmental Response Division - Project Management Services
File Nos. 761/01164.ERD thru 761/01170.ERD – Index No. TBE
That approval be given for the award of seven (7) contracts for project management services to 1) Harding ESE, Inc., Farmington Hills, Michigan, 2) Gannett Fleming of Michigan, Inc., Detroit, Michigan, 3) URS Corporation, Farmington Hills, Michigan, 4) DLZ Michigan, Inc., Lansing, Michigan, 5) Roy F. Weston, Inc., Okemos, Michigan, 6) Tetra Tech NUS, Inc., Williamston, Michigan, and 7) Earth Tech, Inc., Grand Rapids, Michigan, to provide environmental site assessments, investigations, feasibility studies, design, and construction/remediation and operational services for various sites of environmental contamination for a period of five (5) years. The total cost for each project management contract will not exceed \$8,000,000.00 for project management responsibilities and \$32,000,000.00 for trade contractor contracts. Payment for professional services to be on a billing rate basis, plus reimbursables, for each project management firm over the life of the five (5) year contract. The total award amount for these seven (7) contracts is not-to-exceed \$280,000,000.00.

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – Fourth Floor – Convert Data Center to Office Space
File Nos. 071/98229.DCS & JRC/00030.TSD – Index No. 00227
Hazar-Bestos Corporation, Lansing; CCO No. 8, Incr. \$277,819.00
3. DEPARTMENT OF CORRECTIONS, ST. LOUIS – St. Louis Correctional Facility – Construction of a Level 1 Correctional Facility
File No. 472/98357.EEW – Index No. 53031
Granger Construction Company, Lansing; CCO No. 17, Incr. \$26,575.00
4. DEPARTMENT OF CORRECTIONS, KINROSS – Chippewa Regional Correctional Facility – Roof Replacement for Seven Buildings
File No. 472/00306.RCH – Index No. 11222
Bloom Roofing, Inc., Ann Arbor; CCO No. 1, Incr. \$120,715.00

5. DEPARTMENT OF STATE POLICE, LANSING – Forensic Science Laboratory – Construction of New Laboratory
File No. 551/97275.DCS – Index No. 53008
Clark Construction Company, Lansing; CCO No. 21, Incr. \$81,130.00
6. DEPARTMENT OF ENVIRONMENTAL QUALITY, WEST BRANCH – Former Osceola Refinery Site – Asbestos & Waste Removal Above & Underground Piping
File No. 761/98371.AGY – Index No. 47614
MacKenzie Environmental, Grand Ledge; CCO No. 3, Incr. \$26,231.66

LEASES FOR PRIVATE PROPERTY

Leases with services provided or paid by the State as noted.

7. DEPARTMENT OF ATTORNEY GENERAL, LANSING – Renewal of lease (#2786) from February 1, 2001, through January 31, 2006, with Lansing Marc, L.L.C., A Michigan Limited Liability Company, c/o Marc Realty, Holiday Office Park, 6500 Mercantile Way, Suite 6A, Lansing, MI 48911, for 19,669 square feet of office space and in common parking located at 6520 Mercantile Way, Lansing. The annual per square foot rental rate for this space is \$12.00 (\$19,669.00 per month). This rate does not include electricity. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$14.50 per square foot (\$23,766.71 per month) with continuation of the above-stated adjustment provision. This space provides workstations for 51 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 60% General Fund; 40% Federal Revolving Fund.
8. DEPARTMENT OF ATTORNEY GENERAL, PETOSKEY – Renewal of lease (#7522) from February 1, 2001, through January 31, 2004, with Penn Plaza Associates, A Registered Michigan Partnership, 7 Pennsylvania Plaza, Petoskey, Michigan 49770 for 1,126 square feet of office space and five parking spaces located at Pennsylvania Plaza, Unit 6, Petoskey. The annual per square foot rental rate for this space is \$18.96 (\$1,779.08 per month). This rate does not include heat, electricity, janitorial services and supplies, and replacement of fluorescent tubes and bulbs. Effective June 15, 2001, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one three-year renewal option with an annual per square foot rental rate of \$19.45 (\$1,825.06 per month) with continuation of above-stated adjustment provision. Effective February 1, 2005, through January 31, 2006, the annual per square foot rental rate for this space is \$19.96 (\$1,872.91 per month). Effective February 1, 2006, through January 31, 2007, the annual per square foot rental rate for this space is \$20.48 (\$1,921.71 per month). This space provides workstations for 2 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund

9. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, CADILLAC – Sublease (#10478) from February 2, 1998, through August 31, 2007, with Northwest Michigan Council of Governments, A Governmental Agency, 2194 Dendrinis Drive, P.O. Box 506, Traverse City, Michigan 49685, for 8,693 square feet of office space located at 1906 North Mitchell Street, Cadillac. The annual per square foot rental rate for this space is \$7.45 (\$5,396.90) per month. This rate does not include heat, electricity, water/sewer, janitorial service and supplies, replacement of fluorescent tubes and bulbs, interior building maintenance excluding costs for any systems, ground maintenance, and pest control. Effective October 1, 2001, and every subsequent October 1, any increase or decrease in operating costs as identified above per annum will be adjusted and paid on an annual basis. This space provides for 17 employees. This lease has been approved by the Attorney General as to legal forms. Source of Funds: 100% General Fund.
10. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, MANISTEE – Sublease (10470) from March 2, 1998 through August 31, 2007, with Northwest Michigan Council of Governments, A Governmental Agency, 2194 Dendrinis Drive, P.O. Box 506, Traverse City, Michigan 49685, for 6,358 square feet of office space located at 1660 US 31 South, Manistee. The annual per square foot rental rate for this space is \$10.15 (\$5,377.81) per month). This rate does not include heat, electricity, water/sewer, janitorial service and supplies, replacement of florescent tubes and bulbs, interior building maintenance excluding costs for any systems, ground maintenance, and pest control. Effective October 1, 2001, and every subsequent October 1, any increase or decrease in operating costs as identified above per annum will be adjusted and paid on an annual basis. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
11. DEPARTMENT OF CORRECTIONS, LANSING – New lease (#10799) from February 1, 2001, through January 31, 2006, with JWW Company, L.L.C., A Michigan Limited Liability Company, 3940 Hemmingway Drive, Okemos, Michigan 48864, for 14,212 square feet of office, showroom, and warehouse space located at 5656 South Cedar Street, Lansing. The annual per square foot rental rate for this space is \$16.25 (\$19,245.42 per month). There are get ready costs in the amount of \$11,673.60 in this transaction. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one-five year renewal option with an annual per square foot rental rate of \$18.50 (\$21,910.17 per month) with continuation of above-stated adjustment provision. This space provides work stations for 40 employees. This lease contains an Option to Purchase at fair market value. This lease supersedes and cancels a rental agreement entered into March 2, 2000. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

12. DEPARTMENT OF ENVIRONMENTAL QUALITY, LANSING – Renewal of lease (#2704) from February 1, 2001, through January 31, 2006, with Lansing Marc, L.L.C., A Michigan Limited Liability Company, c/o Marc Realty, Holiday Office Park, 6500 Mercantile Way, Suite 6A, Lansing, MI 48911, for 3,860 square feet of warehouse space and in common parking located at 1048 Pierpoint, Lansing. The annual per square foot rental rate for this space is \$3.50 (\$1,125.83 per month). This rate does not include janitorial services and supplies and rubbish removal. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains two three-year renewal options with an annual per square foot rental rate of \$4.75 per square foot (\$1,527.92 per month) with continuation of the above-stated adjustment provision. This space provides a workstation for one employee. This lease has been approved by the Attorney General as to legal form. Source of Funds: Emis-Fee .060; Env-Resp .097; GF-GP .626; LWM-Permit .014; MUSTFA .030; Oil & Gas .067; Storm-Wtr .010; UST-Fee .040; Public-Util .003; Scrap-Tire .003; Env-Pollute .003; SW-Permit .003; SRLF .020; Fees-Coll .001; Waste-Red .013.

13. DEPARTMENT OF ENVIRONMENTAL QUALITY, LANSING – Renewal of lease (#2705) from February 1, 2001, through January 31, 2006, with Lansing Marc, L.L.C., A Michigan Limited Liability Company, c/o Marc Realty, Holiday Office Park, 6500 Mercantile Way, Suite 6A, Lansing, MI 48911, for 9,495 square feet of office space and in common parking located at 6520 Mercantile Way, Lansing. The annual per square foot rental rate for this space is \$12.00 (\$9,495.00 per month). Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains two three-year renewal options with an annual per square foot rental rate of \$12.50 per square foot (\$9,890.63 per month) with continuation of the above-stated adjustment provision. This space provides workstations for 35 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: Emis-Fee .060; Env-Resp .097; GF-GP .626; LWM-Permit .014; MUSTFA .030; Oil & Gas .067; Storm-Wtr .010; UST-Fee .040; Public-Util .003; Scrap-Tire .003; Env-Pollute .003; SW-Permit .003; SRLF .020; Fees-Coll .001; Waste-Red .013.

14. FAMILY INDEPENDENCE AGENCY, DETROIT — New lease (#10465) from January 1, 2001, through December 31, 2005, with MC Office Investments, L.L.C., A Delaware Limited Liability Company, c/o Farbman Group, 660 Woodward, Suite 2450, Detroit, 48226, for 8,520 square feet of office space located at 645 Griswold, Detroit. The annual per square foot rental rate for this space is \$18.00 (\$12,780.00 per month). Effective January 1, 2002, through December 31, 2002, the annual per square foot rental rate for this space is \$18.25 (\$12,957.50 per month). Effective January 1, 2003, through December 31, 2003, the annual per square foot rental rate for this space is \$18.50 (\$13,312.50 per month). Effective January 1, 2004, through December 31, 2004, the annual per square foot rental rate for this space is \$18.75 (\$13,312.50 per month). Effective January 1, 2005, through December 31, 2005, the annual per square foot rental for this space is \$19.00 (\$13,490.00 per month). Effective June 15, 2001, and every subsequent June 15, any increase or decrease in taxes per annum will be adjusted and paid on an annual basis. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.
15. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Renewal of lease (#2174) from February 1, 2001, through January 31, 2006, with Lansing Marc, L.L.C., A Michigan Limited Liability Company, c/o Marc Realty, Holiday Office Park, 6500 Mercantile Way, Suite 6A, Lansing, MI 48911, for 480 square feet of office space and in common parking located at 6545 Mercantile Way, Lower Level, Lansing. The annual per square foot rental rate for this space is \$8.25 (\$330.00 per month). This rate does not include electricity. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$9.50 per square foot (\$380.00 per month) with continuation of the above-stated adjustment provision. This space provides a workstation for one employee. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% State Restricted.
16. DEPARTMENT OF STATE, ROSEVILLE – Renewal of lease (#6550) from April 1, 2001 through March 31, 2004, with Eastgate Shopping Center, A Michigan Co-Partnership, 31471 Northwestern Highway, Suite 4, Farmington Hills, Michigan 48334, for 1,946 square feet of office space and 50 common parking spaces located at 26294 Eastgate Boulevard, Roseville, Michigan. The annual per square foot rental rate for this space is \$11.87 (\$1,925.47 per month). This rate does not include heat, electricity, water/sewer, janitorial services/supplies, replacement of fluorescent tubes/bulbs, or rubbish removal. Effective June 15, 2001 and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. Consumer Price Index adjustment due April 1, 2001 and every April 1 based on 100% of the increase or decrease. This lease has no renewal option. This space provides workstations for 6 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

17. DEPARTMENT OF STATE, SOUTHFIELD, New lease (#10779) February 1, 2001, through January 31, 2006, with North Park Southfield, L.L.C., A Michigan Limited Liability Company, 17117 West Nine Mile Road, Suite 1100, Southfield, Michigan 48075, for 3,480 rentable square feet of office space and 20 parking spaces located at 17117 West Nine Mile Road, Suite 905, Southfield, Michigan. The annual per square foot rental rate for this space is \$15.75 (\$4,567.50 per month). This lease contains one five-year renewal option with an annual per square foot rent rate of \$19.25 (\$5,582.50 per month). This space provides work stations for 10 employees and supercedes and cancels a rental agreement, approved by the Real Estate Division Director on December 17, 1999. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
18. DEPARTMENT OF STATE POLICE, EAST LANSING – New lease (#10816) from May 1, 2001, through April 30, 2006, with Louis J. Eyde Limited Family Partnership, and George F. Eyde Limited Family Partnership, Tenants in Common, 4660 South Hagadorn Road, Suite 660, East Lansing, Michigan 48823-5371, for 6,220 square feet of office space and 108 parking spaces located at 2911 Eyde Parkway, East Lansing. The annual per square foot rental rate for this space is \$17.00 (\$8,811.67 per month). This rate does not include heating and cooling, telecommunications or alarm. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$18.70 (\$9,692.85) per month) with continuation of above-stated adjustment provision. This space provides work stations for 27 employees. This lease supersedes and cancels a rental agreement entered into on May 1, 2000. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

19. LEGISLATURE, OFFICE OF THE AUDITOR GENERAL, LANSING – Addendum #2 to lease (#7451) approved by the State Administrative Board on May 1, 1990, Item #19, between Victor II Partnership, A Michigan Co-Partnership, as Lessor and the State of Michigan, Legislature – Auditor General, as Lessee. This addendum provides for extending the existing lease for ten years through January 31, 2011 at the same rental rate. Effective August 1, 2001, and every subsequent August 1, the rental rate will be increased by \$0.60 per square foot. This addendum also provides for a tenant improvement credit of \$120,000.00 to be applied evenly in each five year period and grants the Department of Management and Budget the first rights of negotiation at the end of the lease term. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

20. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, LANSING -
Addendum #2 to lease (#2117) approved by the State Administrative Board on May 16, 1995, Item #14, between First Capital Lansing Properties Limited Partnership, An Illinois Limited Partnership, and subsequently assigned to Lansing Marc, L.L.C., as Lessor, and the State of Michigan, Department of Consumer and Industry Services formerly the Department of Commerce, as Lessee, for space located at 6545 Mercantile Way, Lansing, Michigan. This addendum provides adding one five-year renewal option with an increase in the annual rental of \$136,869.00 per year (\$1.77 per square foot). The new total annual rental will be \$917,457.00 (\$11.82 per square foot) with continuation of the adjustment schedule. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
21. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, LANSING –
Addendum #2 to lease (#4357) approved by the State Administrative Board on November 7, 1995, Item #25, between First Capital Lansing Properties Limited Partnership, An Illinois Limited Partnership, and subsequently assigned to Lansing Marc, L.L.C., as Lessor, and the State of Michigan, Department of Consumers and Industry Services formerly the Department of Commerce, as Lessee, for space located at 6500 Mercantile Way, Lansing, Michigan. This addendum provides adding one five-year renewal option with an increase in the annual rental of \$6,737.40 per year (\$.05 per square foot). The new total annual rental will be \$179,664.00 (\$12.00 per square foot) with continuation of the adjustment schedule. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
22. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, PETOSKEY –
Addendum #2 to lease (#10471) approved by the State Administrative Board on June 3, 1997, Item #22, between VPSW Investment, L.L.C., A Limited Liability Company, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located at 2225 Summit Park Drive, Petoskey. This addendum provides for a decrease of 76 parking spaces for an annual rent reduction of \$3,590.00 (\$0.49 per square foot). The new total annual rental will be \$76,211.76 (\$10.36 per square foot). The underlying Lease was partially assigned to the Northwest Michigan Council of Governments (NMCOG). This addendum will establish the new rental obligation for only the Consumer and Industry Services, Unemployment Agency. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease January 14, 2010, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 95% Federal Funds; 5% State Restricted Funds.

23. DEPARTMENT OF FAMILY INDEPENDENCE AGENCY, HAMTRAMCK –
Addendum #2 to lease (#6217) approved by the State Administrative Board on May 15, 1984, item #17, between Denton Associates, and subsequently assigned to Denton Associates, L.L.C., A Michigan Limited Liability Company, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee, for space located at 2440 Denton, Hamtramck. This addendum provides for renovation and upgrades by the Lessor with a get ready cost in an amount not to exceed (\$81,111.80) (total square feet 3,000). This addendum becomes effective upon the last State Governmental approval and continues on through the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of funds: 45% Federal Funds, 55% General Fund/General Purpose.